THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25646-06-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $395,000.00. Affiant Subscribed and sworn to before me this 17th day of July, 2006. Notary Public My Commission Expires: 11-14-09

ANGELA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Nina Tobin 3733 West End Avenue #203 Nashville, TN 37205	SAME	Map No.104.09-0L Parcel No. 203.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert E. Frankum and wife, Diana Frankum**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nina Tobin, married** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3733 West End Avenue #203, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of July, 2006.

Robert E. Frankum

Diana Frankum
BY: R.E. Frankum, Attorney-in-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Robert E. Frankum**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand, at office, this 17th day of July, 2006.

Notary Public

My Commission Expires:

RONALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires
SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 07/20/06 15:50 2 pgs
Fees:13.00 Taxes:1461.50

20060720-0087974

State of Tennessee, County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, R. E. Frankum, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Diana Frankum and is authorized by the said Diana Frankum to execute this instrument on her behalf.

Witness my hand, at Office, this 17th day of July, 2006.

Notary Public

My Commission Expires:_____



My Commission Expires
SEPT. 22, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 203, together with the appurtenant interest in the common elements of The Westende Condominiums, a horizontal property regime established by Master Deed, of record in Book 7288, page 65, amended in Book 8713, page 11, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Robert E Frankum and wife, Diana Frankum by deed dated 03/10/2003 from Nicholas Erik Sieveking, unmarried of record in Instrument No. 20030312-0032798, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of The Westend Homeowners' Association, Inc. of record in Book 6981, page 550, amended in Book 8275, page 811, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Westende Condominiums, of record in Book 7288, page 65, amended in Book 8713, page 11, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.